# 1420 West Ocean Front Alternative Setback Determination



Planning Commission Public Hearing April 18, 2013 Staff Presentation Item No. 2a 1420 W Ocean Front Alternative Setback PA2013-045



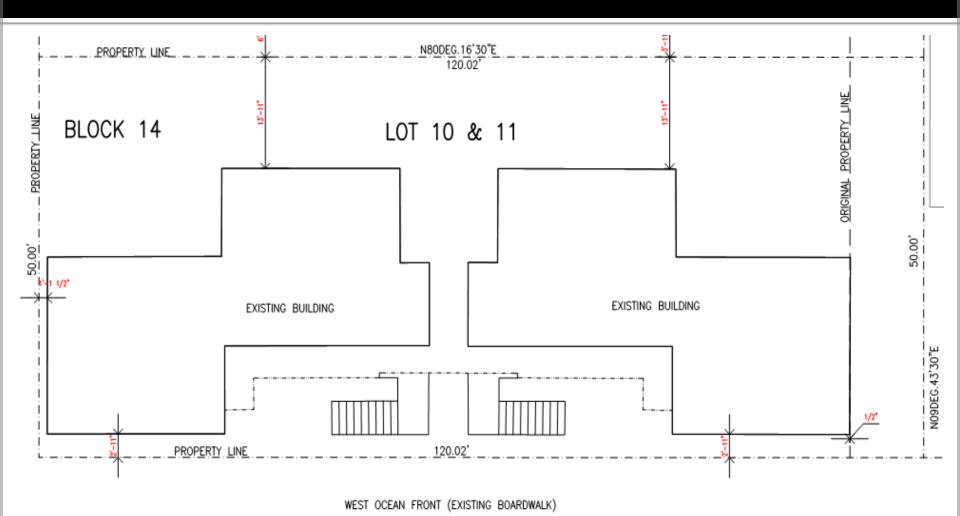


# Vicinity Map



# **Existing Site Plan**





### Setback Determination

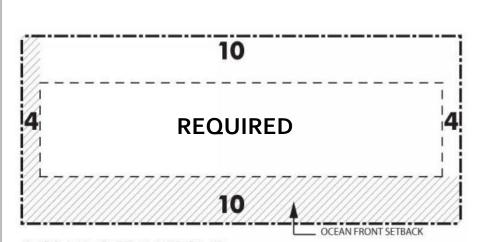


- Applicant requests a 3-foot side setback opposite of 15<sup>th</sup> Street and a 3-foot rear setback opposite of West Ocean Front.
- Establishing setbacks that are compatible with the neighborhood and that meet the intent of the Zoning Code.
  - Comparing Buildable Area, FAR, FAL, Setback Area
  - Creating equity with the surrounding properties

## Required & Proposed Setbacks

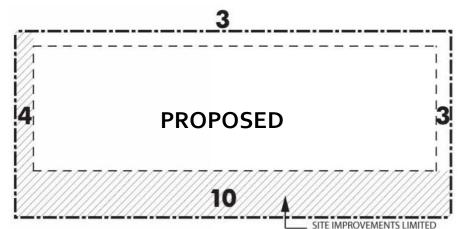


TO 42" ABOVE NATURAL GRADE



1420 W. OCEAN FRONT LOT SIZE= 6,000 SQ. FT. BUILDABLE AREA= 3,360 SQ. FT. MAX ALLOWABLE= 6,720 SQ. FT. B.A./L.S.= 56%

F.A.R.= 1.12



1420 W. OCEAN FRONT LOT SIZE= 6,000 SQ. FT. BUILDABLE AREA= 4,181 SQ. FT. MAX ALLOWABLE= 8,362 SQ. FT. B.A./L.S.= 70% F.A.R.= 1.39

# **Comparison Table**



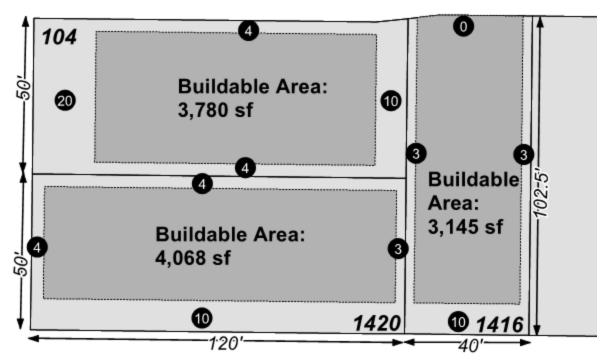
	Lot Area (SF)	Buildable Area (SF)	Floor Area Limit (SF)	FAR	Setback as % of Lot
Subject Lot					
(REQUIRED) 10 'rear/4' side setbacks	6,000	3,360	6,720	1.12	44
(RECOMMENDED) 4' rear/3' side setback	6,000	4,068	8,136	1.36	32.20
(ALTERNATIVE) 4' rear/4' side setbacks	6,000	4,032	8,064	1.34	32.8
(PROPOSED) 3' side/3' rear setbacks	6,000	4,181	8,362	1.39	30.32
Typical Lot in Area					
1414 W Ocean Front	3,075	2,220	4,440	1.44	27.8
Nearby Lots					
1416 W Ocean Front	4,100	3,145	6,290	1.53	23.29
1200 W Ocean Front	7,470.2	6,131	12,262	1.64	17.93
104 15 <sup>th</sup> Street	6,008	3,825	7,650	1.28	36.33

#### Recommendation



#### West Ocean Front Alley

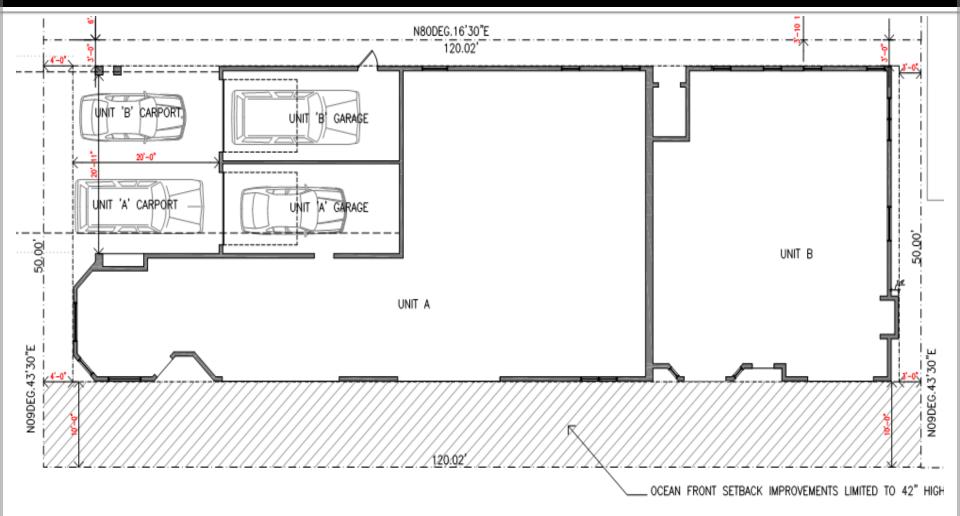
15th Street



#### West Ocean Front

## **Proposed Site Plan**





EXISTING BOARDWALK





#### For more information contact:

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